



QUINCY PLANNING BOARD

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PLANNING BOARD MEETING MINUTES

Wednesday, September 11, 2013

MEMBERS PRESENT: Chairman William Geary, William Adams, Coleman Barry, Glen Comiso, Richard Meade

MEMBERS ABSENT: James Fay

OTHERS PRESENT: Dennis E. Harrington, Planning Director
Kristina Johnson, Planning, Transportation Director
Robert Stevens, Urban Renewal Planner
Christine Chaudhary, Planning Board Recording Secretary

Meeting called to order and attendance roll call taken at 7:04 PM by Chairman William Geary.

The Chair and Members took a moment to welcome new member Glen Comiso to the Planning Board.

7:06 PM VOTE TO ACCEPT JULY 24, 2013, PLANNING BOARD MINUTES

MOTION: by Member Barry to accept the July 24, 2013, Planning Board meeting minutes

SECOND: Member Meade

VOTE: 3-0 MOTION CARRIES (New Member Comiso abstained--appointed as of 8/1/13)

BUSINESS MEETING:

Agenda Item #1. South Shore YMCA – 79 Coddington Street & related parcels, Planning Board Case No. 2011-05: Applicant's Request for both minor Site Plan and Building Revisions

Planning Director Dennis E. Harrington, referenced the proposed Site Plan, last revision date 10/3/12. Regarding fencing, Mr. Harrington explained that the plan showed encroachments to the YMCA property by the car wash near the field house and lot line. It was decided to still construct the new fence but move it nearer to the curb line. This change is deemed to be minor. Also, due to comments about landscaping in that area, changes were proposed which, in the Director's opinion, should be deemed as minor. The Director stated that the Applicant is to submit a more robust conceptual landscape plan with planting list and tree details for that area. The Director stated that he spoke with the project's lead Architect, and the Architect will file a substantially enhanced landscape plan for the side and rear of the field house. Director Harrington asked the Board to approve these minor revisions.

7:10 PM

MOTION: by Member Meade to authorize the Planning Director to approve the minor revisions on the additional landscaping plan

SECOND: Member Barry

VOTE: 4-0 MOTION CARRIES

Director Harrington stated that there have also been revisions to the field house building, mainly related to the windows, and the Director asked the architect to explain the changes. Mr. Paul Gorman, President, South Shore YMCA, was also in attendance.

Ms. Stephanie Bandzak, Sheskey Architects, Quincy, used displays to show the original renderings from two years ago, and explained the proposed changes and elevations while displaying new renderings. She showed renderings of the building from inside the parking lot looking toward the Coddington Street side, explaining that the wing wall finishing was not up on the building yet but that the massing was shown correctly. Chairman Geary asked if the elevation shown on the rendering is actually higher than the elevation seen when driving by the car wash. Ms. Bandzak answered, "No". She displayed elevations from two years ago that she called schematic elevations, used mainly to show proposed materials. Ms. Bandzak pointed out areas of the development such as the new entry drive location, pool room, locker room, wellness center, and the field house.

Ms. Bandzak stated that programming for the field house may be changed. Ms. Bandzak pointed out that the original windows were proposed to be up quite high on the building, above runners using the running track located on the second floor of that building. Windows were brought down so runners could be seen using the track, and the top windows were changed to "cow wall"—a translucent material that will minimize heat gain in the track area. Ms. Bandzak stated that there are still lower windows, but not the large expanses of windows originally planned for the ground floor, due to concerns about basketballs, etc., damaging the windows. New elevations were displayed from the view of the Coddington Street side. Ms. Bandzak pointed out features including the expanses of glass at the corners of the track, the "cow wall" strip, and explained windows as seen from the car wash side of the building, and pointed out how the windows carried around the backside of the building.

Ms. Bandzak stated that the colors changed from the original renderings—from a darker gray to a beige tone, including the entrance area which was changed from red to beige. Ms. Bandzak stated that no heights have been changed, just the window configurations at the field house. In response to Chairman Geary's question, Ms. Bandzak stated that the changes have already been made, as shown in the revised elevations. In response to further questions by Chairman Geary, Ms. Bandzak pointed out building views from corresponding areas on or near the development. She also responded to Chairman Geary that the building did acquire more wall and less glass than was originally planned.

Chairman Geary asked about the principle of installing materials that are appropriate for intended use as related to the editing out of windows on the ground floor, asking why a window used for gyms wasn't installed. Ms. Bandzak stated that such a material could have been used, but there were concerns about glare on the courts, heat and sunlight, as the space is not air-conditioned—only ventilated. The Chairman stated that the field house building is not what was approved by the Board, and commented that the building looks like a warehouse. While the Chairman said he understands the programmatic needs, the building has changed the aesthetics on an important way in the City which has a beautiful new high school. Ms. Bandzak stated that the building is not at its "prettiest" yet, as some windows are not installed and the landscaping is not in yet. Chairman Geary stated that the aesthetics of the City are transforming dramatically for the better—and the Planning Board has

played a role in that transformation--and he was caught off guard by the warehouse-like appearance of the field house.

Planning Director Harrington stated that this item was placed on the Agenda as a Business Item. However, if the Board feels these are major changes, the Applicant should file for amended Site Plan Review. The Director stated that he met with Mr. Gorman and Ms. Bandzak over the months and spoke about occupancy and the demolition. The Director stated that the City is very fortunate to have a new \$30 million YMCA. The Director said his own opinion is that he feels the changes are minor in nature. Mr. Jay Duca, Director Quincy ISD, and Quincy Engineer Anderson are satisfied—not in violation of any building permit, stated the Director.

Chairman Geary stated that he does not believe the changes made rise to any legal level, but stressed that the revisions changed the character of the building to a less pleasing character especially in contrast to the beautiful building (Quincy High School) across the street. The Chairman opened the meeting to other Board Members for comments. Member Meade stated that he agreed with the Planning Director that the revisions were minor. However, Member Meade shared the same concern about changes made to the fascia creating a less pleasing product. Member Meade addressed Ms. Bandzak and stated that glass does make a positive impact to the character of the building, especially considering the buildings in the immediate area and the rest of the YMCA plan.

In response to questions by Member Barry, Ms. Bandzak displayed and explained the original plan's views from the Southern Artery Intersection and moving down Coddington Street against the revised views. Member Barry stated that the Coddington Street corridor has undergone major positive renovation over the past few years (a "facelift"), including the recent kickoff of the Coddington School renovation which was awarded Community Preservation funds. Member Barry stated that he sits on the Community Preservation Committee. The public has trusted the Planning Board to vet projects and expects projects to match what has been vetted and approved. Ms. Bandzak stated the designers of the YMCA were sensitive to the fact that they were across from the beautiful high school and used the same brick and masonry to match on the portions of the Y closest to the high school; the field house was designed, she said, to "respond" to the track across the street. Ms. Bandzak stated that she understands the Board's concerns.

Chairman Geary reiterated that the Board authorized the Planning Director to approve the minor revisions on the additional landscaping plan. The Chairman requested that when the windows are installed and construction continues changes to improve aesthetics are made as nimbly as the revisions already done, so that the building looks less like a warehouse. Planning Director Harrington stated that while these issues are not legal issues, they are certainly community issues. Director Harrington stated that we (Planning Department and Planning Board) will be working with Mr. Gorman's team and Sheskey Architects' team, including having better communication. The Director stated that the whole transition from demolition of the old Y to the opening of the new Y will occur this fall, resulting in what should be a very attractive site along Coddington Street and landscaping on the car wash side that provides some relief to the building view—such as the adding of shade trees. Temporarily, there will be an unpaved lot; after about six months of settling, the lot will be paved.

Mr. Paul Gorman, President, SSYMCA, said he heard the Board loud and clear. The investment of the YMCA Board of \$30 million is probably one of the largest for a YMCA in the country, and other fundraising is not complete yet. Mr. Gorman said that extra expenses and obstacles were incurred due to more peat than expected in the ground and the current flooding and closing of the YMCA. Mr. Gorman stated that they would go back and look at aesthetics and make any adjustments that can be made now, such as landscaping. Mr. Gorman stated that they are not ending the improvement process, and this issue will be looked at again in the future--after a year, when revenue starts coming

in again. Mr. Gorman stated that the City and Mayor have been very good to the YMCA. The Chairman thanked Mr. Gorman. Planning Director Harrington stated that he is obligated to notify the Applicant that minor site revisions are approved.

7:35 PM

MOTION: by Member Meade that each of the changes as outlined by the project architect are deemed to be minor in nature by vote of the Planning Board

SECOND: Member Barry

VOTE: 4-0 MOTION CARRIES

(NOTE: BUSINESS MEETING CONTINUED AFTER FIRST PUBLIC HEARING)

PUBLIC HEARINGS (2), first scheduled Public Hearing:

Public Hearing, 1369 (-1397) Hancock Street, Modification of an Existing Wireless Antenna Facility, Quincy Center Districts Special Permit, Planning Board Case No. 2013-13

Chairman Geary read into the record: In accordance with the provisions of Chapter 40A, Section 11 MGL, the Quincy Planning Board will hold a public hearing on Wednesday, September 11, 2013 at 7:20 P.M. (actual start time 7:35 PM) in the new City Council Chambers, 2nd Floor, Quincy City Hall Annex, 1305 Hancock Street, Quincy, MA, on the Application of Metro PCS, 285 Billerica Road, Chelmsford, MA, for a Special Permit under Quincy Zoning Ordinance Title 17, Sections 6.6 (Wireless Communications Facilities) and 9.4 Special Permits. The Application proposes the modification of an existing wireless antenna facility mounted on the façade and rooftop of the building located at 1369 (-1397) Hancock Street in the QCZD-10 Zoning District, as shown on Assessors Plan No.1149, Plot 16-A.

Ms. Kellie A. Dunn, Site Acquisition Manager New England, MetroPCS New England, 285 Billerica Road, 3rd Floor, Chelmsford, MA, stated that the proposal is a straight forward antenna swap, old for new. Six antennas are already installed and have been on the building for 2-1/2 years. Ms. Dunn used pictures to show the site and the existing antennas, which will be swapped out with updated equipment. Ms. Dunn referenced the Ahold/Stop & Shop authorization letter that was previously provided to the Board, along with other pertinent proposal information. Ms. Dunn explained other photographs of the building and the rooftop location of the installation area, which were from different points of view of the building. This is a co-location housing other carriers' antennas, she stated. The swap is needed to upgrade network performance, especially for the Downtown Quincy area. The antennas will be façade mounted and painted to match. The proposal will not have any adverse impact on the neighborhood or the City of Quincy, Ms. Dunn stated. In response to a question by Chairman Geary, Ms. Dunn stated the size of the antennas: 54.3" high, 12.1" wide, 7.9" in diameter.

Mr. Robert Stevens, Quincy Urban Renewal Planner, reviewed his written recommendation letter to the Board (9/11/13). Mr. Stevens stated that the Application package went out for review by City departments--which is the usual procedure for proposals that come in—and the departments had no comments. The Applicant requested five (5) successive five (5) year terms for this Special Permit. After consulting with the Director of ISD, Mr. Jay Duca, Mr. Stevens' recommendation is for a single five (5) year term renewable upon application. Mr. Stevens stated that Ahold submitted a list of other providers located on the same site, and the Applicant provided a site compliance report--both previously provided to the Board. Mr. Stevens recommended approval and read into the record the two conditions listed in his letter to the Board:

1. Abandoned equipment (if any) should be identified and removed from the site forthwith.

2. A copy of the building permit shall be submitted to the Planning Board, acting as Special Permit Granting Authority, in conformance with Title 17, Section 6.6.13 (all antenna structures are structurally sound).

Mr. Geary asked how many antennas on the building are controlled by MetroPCS; Ms. Dunn stated six (6). In response to Member Comiso's question, Ms. Dunn stated that their equipment is not going to interfere in any way with other carriers' equipment. She stated that it is quite common that their equipment is located on buildings along with other carriers' equipment. There were no further questions from the Board.

Chairman Geary explained the public participation process. The Chairman asked if anyone would like to speak or sign in favor or in opposition to the project. None.

7:49 PM

MOTION: by Member Meade to close the Public Hearing

SECOND: Member Barry

VOTE: 4-0 MOTION CARRIES

7:50 PM

MOTION: by Member Barry to approve the Special Permit for a single five (5) year term with Conditions

SECOND: Member Meade

VOTE: 4-0 MOTION CARRIES

BUSINESS MEETING (continued):

Agenda Item #2. City Council Order 2013-136, filed September 3, 2013, by Councillor Palmucci: Proposed Quincy Municipal Code amendment, Chapter 17, The Zoning Code, Section 10.0, definition of "Laboratory, research"

- **Call for Public Hearing**

Chairman Geary read City Council Order 2013-136 into the record: Be it ordained that the Quincy Municipal Code is hereby amended in Chapter 17, The Zoning Code, at Section 10.0 "Definitions" by adding the following sentence to the definition of "Laboratory, research:"

Any Laboratory that conducts testing or research of any kind on samples drawn on site shall be regulated in the same manner as a Medical clinic, defined below, and may be allowed in a Business A, B, or C district only under a special permit from the Board of Appeals as provided under Section 9.4.

The Chairman stated that the matter before the Planning Board is to call for a Public Hearing at the October 9, 2013, Planning Board meeting to review this City Council Order.

There was no discussion by the Board.

7:52 PM

MOTION: by Member Meade to call for a Public Hearing at the October 9, 2013, Planning Board meeting to review City Council Order 2013-136.

SECOND: Member Barry

VOTE: 4-0 MOTION CARRIES

Agenda Item #3. Two (2) Planning Board Decisions were executed:

- **178-186 East Howard Street, Special Permit–Site Plan Review, Planning Board Case No. 2013-08**
- **1233 Sea Street, Special Permit–Site Plan Review, Planning Board Case No. 2013-10**

PUBLIC HEARINGS (2), second scheduled Public Hearing:

(Being recused, Planning Director Dennis E. Harrington was not in the meeting room.)

Public Hearing, 54 Berlin Street, Site Plan Review, Planning Board Case No. 2013-14

Chairman Geary read into the record: In accordance with the provisions of Chapter 40A, Section 11 MGL and Title 17 of the Quincy Municipal Code, the Quincy Planning Board will hold a public hearing on Wednesday, September 11, 2013 at 7:35 P.M. (actual start time 7:53 P.M.) in the new City Council Chambers, 2nd Floor, Quincy City Hall Annex, 1305 Hancock Street, Quincy, MA, on the application of Zhi Yan Gao for Site Plan Review under Quincy Zoning Ordinance Title 17, Section 9.5 Site Plan Review. The property is located at 54 Berlin Street and the proposal is to construct a new 4 unit, 3 story residential building. The proposed building is approximately 7,584 square feet. The land is within the Industrial A zoning district and is shown on Assessors Map 5100, Lot 73.

Ms. Kristina Johnson, Planning, Transportation Director, and the project manager for this proposal, briefly recapped the main points of the project, which were also addressed in her 9/10/13 recommendation letter to the Board. Ms. Johnson noted that the Applicant, Mr. Zhi Yan Gao received a use and dimensional variance on April 21, 2010, from the Quincy Zoning Board of Appeals to construct the same residential structure. Because of the Commonwealth's Permit Extension Act, Section 173 of Chapter 240 of the Acts of 2010 and extended by Sections 74 and 75 of Chapter 238 of the Acts of 2012, the Zoning Board of Appeals variance is still valid, Ms. Johnson stated. The Planning Department and other City Departments carefully reviewed the project, including the engineering drawings and technical reports. The requirements of the submittal of a traffic study and wind & shadow study were waived.

Attorney Christopher Harrington, offices at 1495 Hancock Street, Quincy, stated that he represented the Applicant, Mr. Gao. Mr. Gao and his family were present, and reside at 54 Berlin Street, Quincy. Mr. Harrington said that the project was first proposed in 2007 and went through a series of neighborhood meetings with Councillor Gutro, who was Ward Councillor at the time. That proposal was larger, five units with three bedrooms each. Attorney Harrington stated that the project was scaled down to what it is today after input from neighborhood meetings and traffic and parking information vetting. The proposal is for three stories, with four, two-bedroom units. Attorney Harrington stated that the 2010 Zoning Board of Appeals variance, which is still valid, is to build a residential development in an Industrial Zone. The project includes adequate off-street parking, so there is no need for street parking. Attorney Harrington stated that he provided project information and spoke with current City Councillor Kirsten Hughes, and he said the Councillor is comfortable with this proposal. (The Councillor was unable to attend this Planning Board meeting.) Regarding the City's Engineering comments (9/6/13), Attorney Harrington stated that this proposed project is exempt from the Massachusetts DEP stormwater policy, as this project is for four units—under the threshold of applicability. Attorney Harrington confirmed this fact during a meeting with Shawn Hardy, Quincy City Engineer.

Attorney Harrington called upon Mr. Patrick G. Brennan, PE, Perkins Engineering, Hingham, Mass. Mr. Brennan used displays to explain the drainage system, including details about the elevation and building location on the site, the runoff along the driveway and parking area, and the subsurface

infiltration system, also stating there would be piped roof runoff into the system. Mr. Brennan stated that both the rate and volume of water drainage would be reduced for the two, ten, twenty-five, and one-hundred year storm events.

Ms. Kristina Johnson read her written recommendation (9/10/13) into the record: The Department recommends that the Board vote to approve this site plan review in accordance with Section 17.9.5.1 with the condition that the applicant addresses any outstanding issues raised during the interdepartmental review of this proposed project.

In response to the Chairman's question, Attorney Harrington clarified the 54 Berlin Street location. Attorney Harrington also stated that there is a new four-unit townhouse development on the corner of Berlin and Chester Streets, right next to this proposed project. The same architects were hired as designers for this proposal, so that this project would fit well with the existing development.

There were no further questions from the Board.

The Chairman asked if anyone would like to speak or sign in favor or in opposition to the project. None.

8:05 PM

MOTION: by Member Meade to close the Public Hearing

SECOND: Member Barry

VOTE: 4-0 MOTION CARRIES

8:06 PM

MOTION: by Member Barry to approve the Site Plan Review with Conditions

SECOND: Member Meade

VOTE: 4-0 MOTION CARRIES

8:07 PM

MOTION: by Member Barry to adjourn

SECOND: Member Comiso

VOTE: 4-0 MOTION CARRIES